



12 Rushams Road  
 Horsham, West Sussex, RH12 2NT  
 Guide Price £525,000 Freehold



**COURTNEY GREEN**

Estate Agent • Letting Agent • Managing Agent

# 12 Rushams Road, Horsham, West Sussex, RH12 2NT

Courtney Green are pleased to be offering for sale this fine example of an older style Victorian town house built in 1887 and situated in an established residential road within half a mile walking distance of the town, Horsham Park and station. The stylish and very well presented accommodation comprises a classic entrance hall, a comfortable dining room and sitting room with a bay window, both of which have feature fireplaces, a modern fitted Shaker style kitchen with built-in appliances, utility area and a bathroom. On the first floor there are three bedrooms and on the top floor is a further double bedroom and shower room. Outside, to the front of the property there is small enclosed garden and at the rear a decent sized garden with a Westerly backing aspect and a gated side access for convenience. There is permit parking available in the street and the vendors sole agent Courtney Green strongly recommends an internal inspection to appreciate the finer qualities of this delightful residence.

Covered Porch with stained-glass **Front Door** to

**Entrance Hall** Under stairs cupboard, door to

**Dining Room** With sash rear aspect, chimney breast with cast iron fire place having wooden surround, open grate and slate hearth, built in display alcove with shelving, chunky radiator, serving hatch to kitchen, wide opening to

**Sitting Room** Bay front aspect with opaque sash windows, chunky radiator, chimney breast with cast iron fireplace having wooden surround, slate hearth, side display alcove with shelving, window to entrance hall.

**Kitchen** Double-glazed side aspect. Fitted with a range of wall mounted cupboards and drawers in grey Shaker style with Oak laminate worktop surfaces having an inset white enamel sink with drainer, copper monobloc tap, Bosch stainless steel gas hob with filter hood over, Neff double oven, cupboards and drawers with soft closing features, refuse drawer, Hotpoint slimline dishwasher, white metro style tiled walls, pelmet lighting, attractive patterned ceramic tiled flooring.

**Utility Room** Double-glazed door to the side, space and plumbing for washing machine and fridge/freezer, shelving, attractive patterned ceramic tiled flooring.

**Bathroom** Frosted double-glazed rear aspect. Victorian style roll top bath with chromium mixer tap and shower attachment and clawed feet, low level WC, wall mounted wash hand basin with chromium tap, localised tiling, chunky radiator, dado rail, downlighting, extractor fan, attractive patterned ceramic tiled flooring.

From the **Entrance Hall** the staircase rises to the **First Floor Landing**.

**Bedroom 2** Twin front aspect with sash windows, radiator, built in double width wardrobe cupboard with storage under. \*Agents Note This bedroom is surprisingly spacious and having a twin aspect, could readily be divided into two separate rooms.

**Bedroom 3** Rear aspect with sash window, radiator, double width wardrobe cupboard, desk worktop with shelves over.

**Bedroom 4** Rear aspect with sash window, radiator, built in cupboard and further cupboard housing Worcester gas fired boiler, radiator.

From the Landing the staircase rises to the **Second Floor** level with a double-glazed aspect and wardrobe cupboard.

**Bedroom 1** With skylight and eaves storage cupboard.

**Shower Room** Double-glazed rear aspect, low level WC, vanity unit with inset wash hand basin having chromium mixer tap and cupboard under, chromium towel warmer, oversized shower cubicle with glass scree, Aqualisa power shower with wall bracket and hand shower, white metro style tiled walls, downlighting.

## OUTSIDE

At the front of the property there is a small-enclosed garden, attractive black and white tiled path leading to the Front Door.

The rear garden comprises a side courtyard area leading to an area of lawn, a timber garden shed and gated access to the side.

**Council Tax Band— D**

**Ref: 24/5596/22/24**

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

